



**SOUTH END LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES**

Held virtually via Zoom

MAY 4, 2021

Commissioners Present: John Amodeo, John Freeman, Catherine Hunt, Fabian D'Souza, David Shepperd

Commissioners Absent: Diana Parcon

Staff Present: Mary Cirbus, Preservation Planner; Gabriela Amore, Preservation Assistant

A full recording of the hearing is available at: <https://www.boston.gov/historic-district/south-end-landmark-district>.

Staff noted that Lauren Bennett (*The Boston Sun*) was present.

5:38 PM: Chair J. Amodeo called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in this online hearing. He then called the first Design Review Application.

I. DESIGN REVIEW

APP # 21.0695 SE

TIMES: 5:41 PM; 3:20 on recording

ADDRESS: 567 TREMONT STREET

Applicant: Smartlink on behalf of AT&T

Proposed Work: Modify existing telecommunications equipment at the roof: remove three (3) antennas, six (6) TMAs, and nine (9) radios, and install three (3) new antennas, six (6) new radios, and tri-pod ballast frame.

The applicant did not show.

APP # 21.0746 SE

TIMES: 5:44 PM; 5:30 on recording

ADDRESS: 116 APPLETON STREET

Applicant: Kunz Associates

Proposed Work: At the rear façade which faces a public street, construct a rear deck. At the existing oriel, remove center window, modify the opening, and install French doors. Construct a roof deck with existing hatch access.



Project Representatives: Eben Kunz was the project representative.

Documents Presented: The Commission reviewed a presentation consisting of photographs and elevation drawings. The scope of work to install French doors was modified to include installing a door that resembled a two-over-two double hung window.

Discussion Topics: The Commissioners discussed the components of the proposal. They noted that the roof deck should be as low to the roof as possible and that the changes to the oriel window should be reversible. The Commissioners also reviewed a previous approval at no. 118 Appleton Street. Finally, they discussed remanding the roof deck to a subcommittee consisting of C. Hunt and J. Amodeo.

Public Comment: There was no public comment.

C. Hunt motioned to approve the application with the proviso that the changes to the oriel opening are reversible, and that all pieces that are removed should be retained and stored for future use; and that the roof deck is remanded to a subcommittee consisting of Commissioner Hunt and Commissioner Amodeo. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).

APP # 21.0814 SE

TIMES: 6:03 PM; 25:01 on recording

ADDRESS: 556 TREMONT STREET

Applicant: David McGrath

Proposed Work: Construct a roof deck (previously approved under APP # 17.0848 SE)

Project Representatives: David McGrath and Kate and Shawn Daley were the project representatives.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings and plans from the previous approval under APP # 17.0848. They also reviewed existing conditions photographs of the roof and an existing head house.

Discussion Topics: The Commissioners discussed the visibility of the proposed roof deck. They also discussed an existing neighboring roof deck which is also very visible. The Commissioners also requested that the applicants provide a full plan of the roof and a cross-section of the deck, and that they speak to ISD regarding whether a 5' setback is required at the rear roof.

Public Comment: There was no public comment.



J. Freeman motioned to remand the application to a subcommittee consisting of Commissioner Shepperd and Commissioner Amodeo, and requested that the applicants submit a plan of the roof and a cross-section of the roof deck and railing. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).

APP # 21.0814 SE

TIMES: 6:28 PM; 50:02 on recording

ADDRESS: 221 WEST SPRINGFIELD STREET

Applicant: Zephyr Architects

Proposed Work: At the roof, construct a roof deck with hatch access (previously approved under APP # 16.1680 SE)

Project Representatives: Jason Arndt and Leslie Kulig (owner) were the project representatives.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings and existing conditions photographs. Staff also shared photographs of a mockup constructed in 2016, although there were no current mockup photographs. The applicants noted that there was no change in footprint from the 2016 approval.

Discussion Topics: The Commission discussed the proposed roof deck and noted that they were not comfortable approving the roof deck unless they could review a new mockup. The Commission also questioned if a cable railing system would be better than a typical fire escape style railing.

Public Comment: Bob Barney offered public comment in support of the proposal and Leslie Kulig (owner) also spoke.

J. Freeman motioned to remand the application to a subcommittee consisting of Commissioner Hunt and Commissioner D'Souza. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).

APP # 21.0852 SE

TIMES: 6:48 PM; 1:10:04 on recording

ADDRESS: 57 WEST DEDHAM STREET

Applicant: Inquilinos Boricuas en Accion (IBA)

Proposed Work: Install a mural.

Project Representatives: Vanessa Calderon-Rosado and Juan Carlos Gonzalez were the project representatives.

Documents Presented: The Commissioners reviewed a rendering of the proposed



mural.

Discussion Topics: The Commissioners noted that they could not approve the installation of a mural on a street-facing façade. They suggested that the applicants revise the proposal to be on the side elevation only, or to utilize the interior walls of the atrium; all of which would be outside the purview of the Commission.

Public Comment: There was no public comment.

J. Freeman motioned to deny the portion of the application that that is located on the street-facing façade (portion located within the Commission’s purview). C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).

APP # 21.0866 SE

TIMES: 7:10 PM; 1:32:40 on recording

ADDRESS: 89 UNION PARK STREET

Applicant: St. Helena’s House, Inc.

Proposed Work: At the main roof eave, roof ridges, and dormer eave, raise the roof deck to allow for ventilated cavity and install new vents. Remove and reinstall dormer windows.

Remove existing skylight and reinstall on a higher curb. Modify cladding at an existing shed dormer. *See additional items under Administrative Review.*

Project Representatives: Kelsey Dunn (SGH) was the project representative.

Documents Presented: The Commissioners reviewed a presentation consisting of drawings, renderings, details, and existing conditions photographs. They also previously reviewed the proposal at an Advisory Review at the 4/06/2021 SELDC public hearing.

Discussion Topics: The Commissioners discussed the details of the presentation but noted that it was very thorough and well thought-out.

Public Comment: There was no public comment.

F. D’Souza motioned to approve the application as presented. J. Freeman seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).

II. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 21.0846 SE

15 Appleton Street: At the front façade garden through second levels, replace six (6) six-over-six vinyl windows with new construction two-over-two aluminum-clad windows. At the front



façade mansard level, replace a three-part vinyl casement window with two (2) new construction two-over-two aluminum-clad windows separated by a vertical mullion.

APP # 21.0865 SE

130 Appleton Street: At roof level, replace eight (8) skylights with new copper pan skylights and three (3) awning windows.

APP # 21.0858 SE

13 Cumston Street: At the front and rear façades mansard level, replace five (5) two-over-one wood windows with new construction wood windows of the same configuration. Install new wood trim on the exterior of windows to match existing.

APP # 21.0857 SE

8 Dwight Street: At the front façade, repoint mortar joints and refinish lintels and sills. Replace deteriorated wood trim at bay windows in kind.

APP # 21.0813 SE

30 East Springfield Street: At the front façade third level, replace three (3) two-over-two wood windows with new construction wood windows of the same configuration.

APP # 21.0855 SE

30 Hanson Street #3: At the front façade third and dormer levels, replace four (4) non-historic, two-over-two aluminum windows with new construction aluminum-clad windows of the same configuration.

APP # 21.0860 SE

31 Hanson Street #3: At the front façade parlor level, replace two (2) non-historic, two-over-two aluminum windows with new construction aluminum-clad windows of the same configuration.

APP # 21.0861 SE

555 Massachusetts Avenue #2: At the front façade parlor level, replace two (2) non-historic one-over-one aluminum windows with transoms with new construction two-over-two aluminum-clad windows that extend the full height of the opening. At the rear façade parlor level, replace three (3) non-historic one-over-one aluminum windows with new construction two-over-two, aluminum-clad windows.

APP # 21.0850 SE

557 Massachusetts Avenue #3: At rear façade second level (above the parlor), replace two (2) non-historic one-over-one aluminum windows with new construction two-over-two aluminum windows and one (1) wood door with transom in kind.

APP # 21.0812 SE

35 Milford Street: At the front façade cornice level, repair corbels in kind and paint to match existing.



- APP # 21.0807 SE** **44 Rutland Square:** At the front façade garden level, replace two (2) non-historic two-over-two curved sash wood windows with new construction curved sash wood windows of the same configuration.
- APP # 21.0811 SE** **59 Rutland Square:** At the front façade, repoint deteriorated mortar joints. Patch select areas of the front stoop and repaint stoop to match the color of the underlying brownstone.
- APP # 21.0862 SE** **449 Shawmut Avenue:** At the front façade mansard level, replace two (2) two-over-two and two (2) one-over-one non-historic wood windows with new construction wood windows of the same configuration. At the rear façade mansard level, replace three (3) non-historic, two-over-two wood windows with new construction wood windows of the same configuration.
- APP # 21.0866 SE** **89 Union Park Street:** Replace slate roof and all perimeter flashing throughout in kind. Replace dormer cladding in kind. Replace slate cladding and flat-seam copper roofing at two ridge sheds in kind. Repoint deteriorated mortar joints at chimneys. See *additional items under Design Review*.
- APP # 21.0849 SE** **91 Waltham Street:** At the fire escapes at the front and rear facades, replace damaged bolts and update as required. Scrape and paint fire escapes black.
- APP # 21.0851 SE** **1411 Washington Street:** At the front façade second level (above the storefront), replace one (1) non-historic fifteen-over-one wood windows with a new construction wood window of the same configuration to match existing fenestration.
- APP # 21.0859 SE** **245 West Canton Street:** At the roof level, rebuild existing roof decks and reinstall HVAC units (visibility to be verified by staff).
- APP # 21.0856 SE** **78 West Concord Street:** At the side elevation facing Deacon Place, repoint brick masonry joints and chimneys and refinish lintel s and sills.
- APP # 21.0753 SE** **6 Worcester Square:** At the front stoop, chip deteriorated cement and refinish and paint to match the color of the underlying brownstone.



APP # 21.0757 SE

65-67 Worcester Street: At the front façade all levels, replace eleven (11) non-historic two-over-two wood windows with new construction wood windows of the same configuration.

J. Freeman motioned to approve APP # 21.0846 SE 15 Appleton Street and APP # 21.0757 SE 65-67 Worcester Street with provisos, and to approve all other Administrative Review applications as submitted. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).

III. RATIFICATION OF 4/06/2021 SELDC PUBLIC HEARING MINUTES

J. Freeman motioned to approve the minutes as submitted. C. Hunt seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).

IV. STAFF UPDATES

Staff shared updates regarding the online application system.

V. ADJOURN – 7:45 PM

J. Amodeo motioned to adjourn the hearing. F. D'Souza seconded the motion. The vote was 5-0 (Y: JA, JF, CH, FD, DS) (N: None) (Absent: DP).